HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Kelowna CMA

Date Released: September 2016

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Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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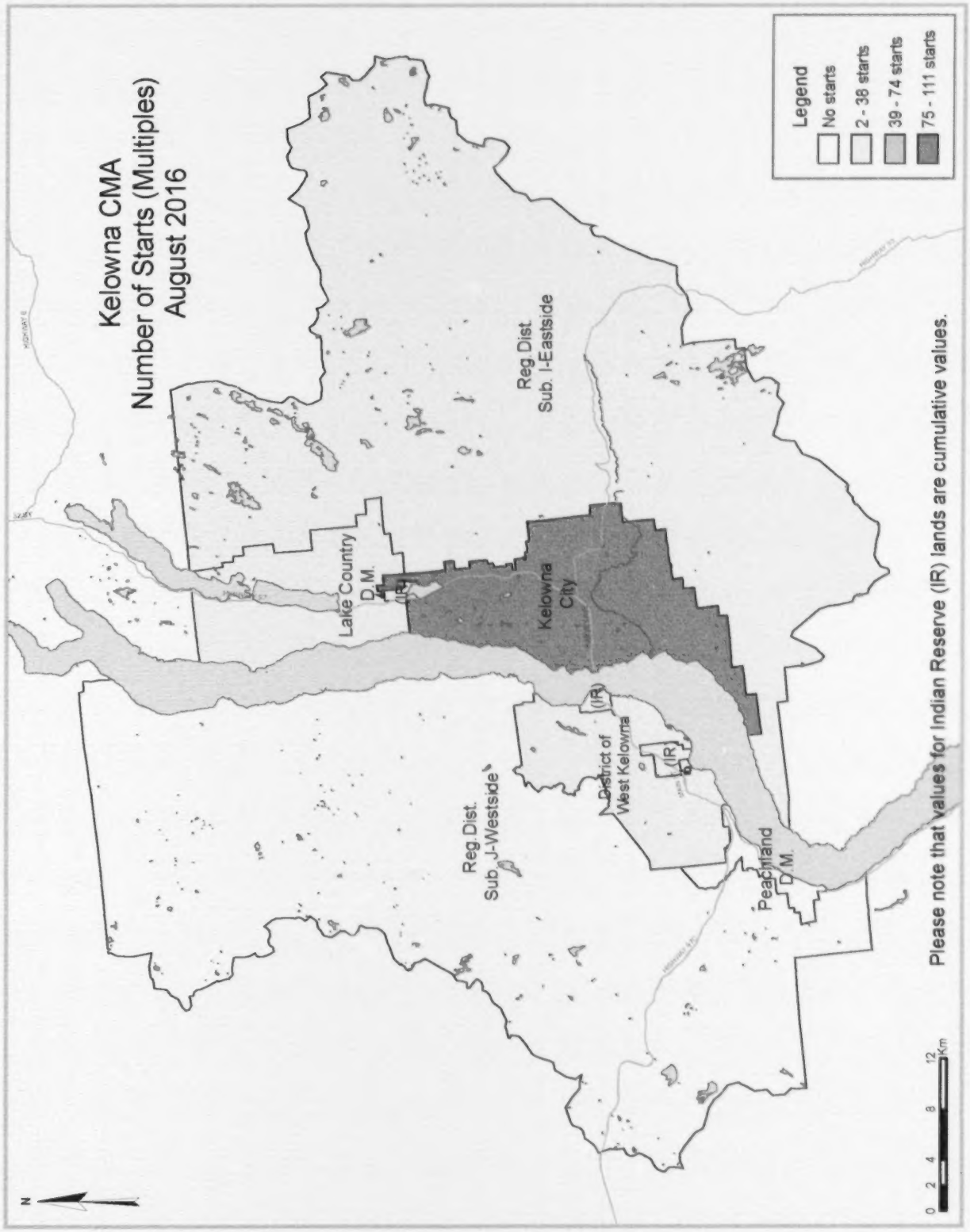
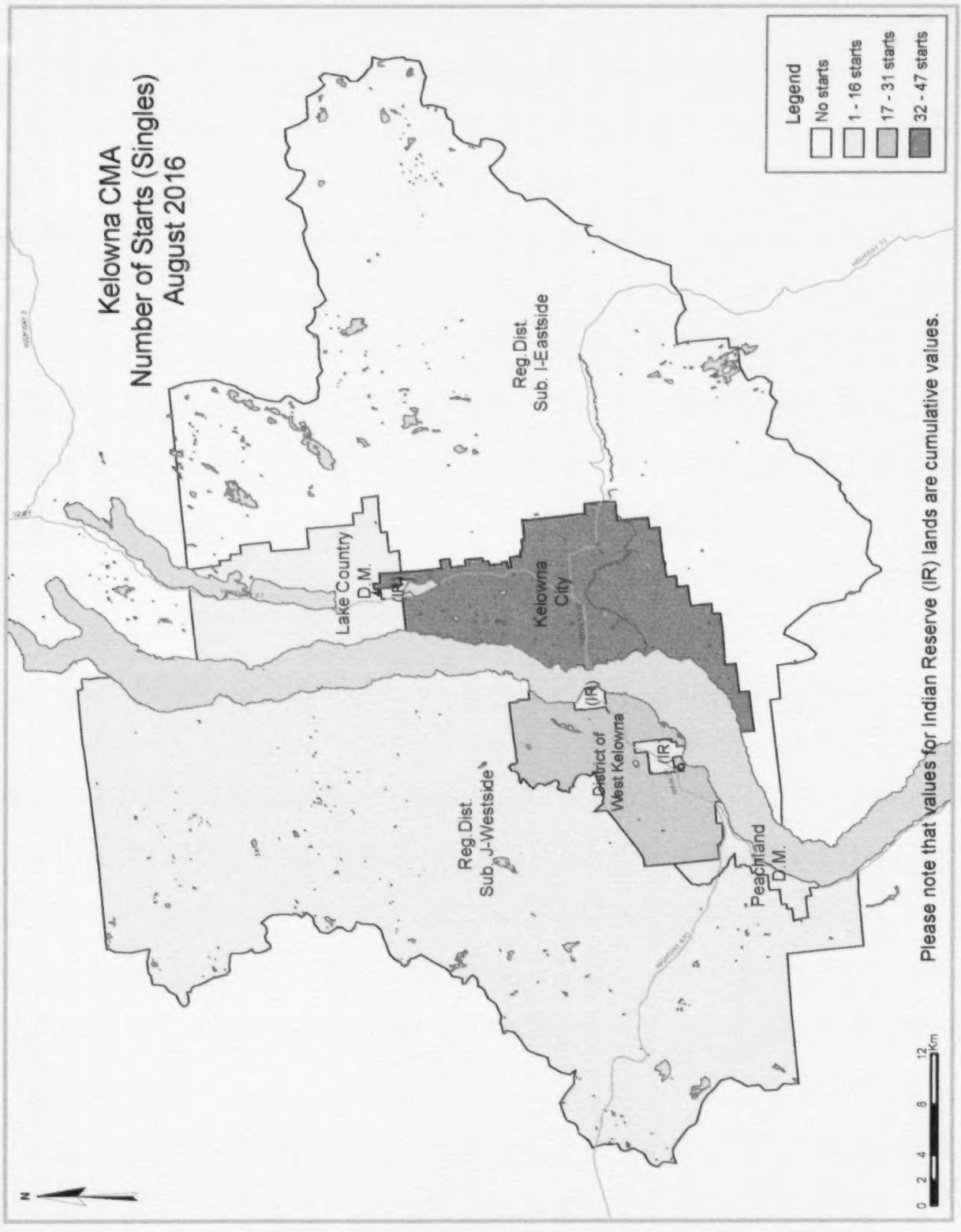
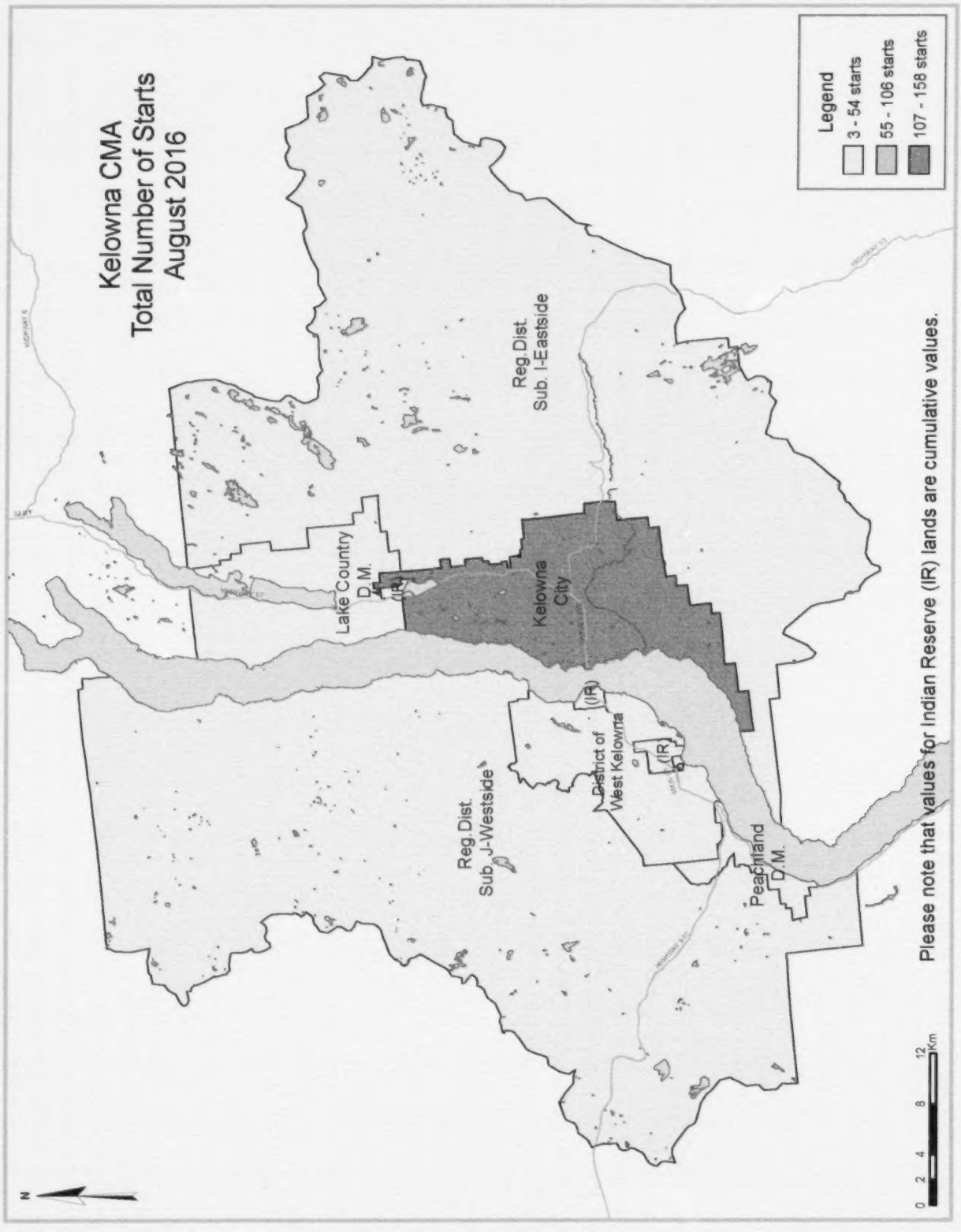
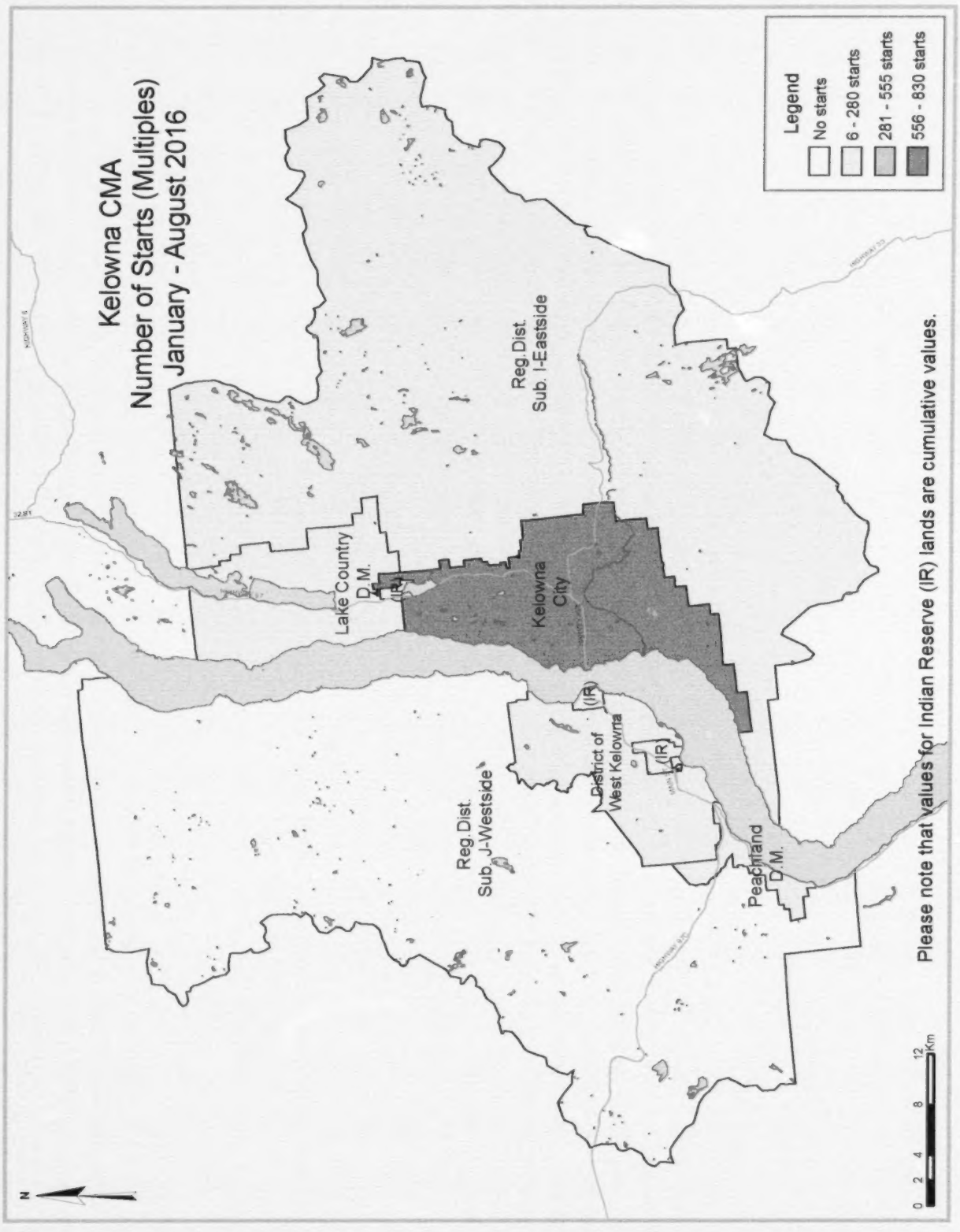
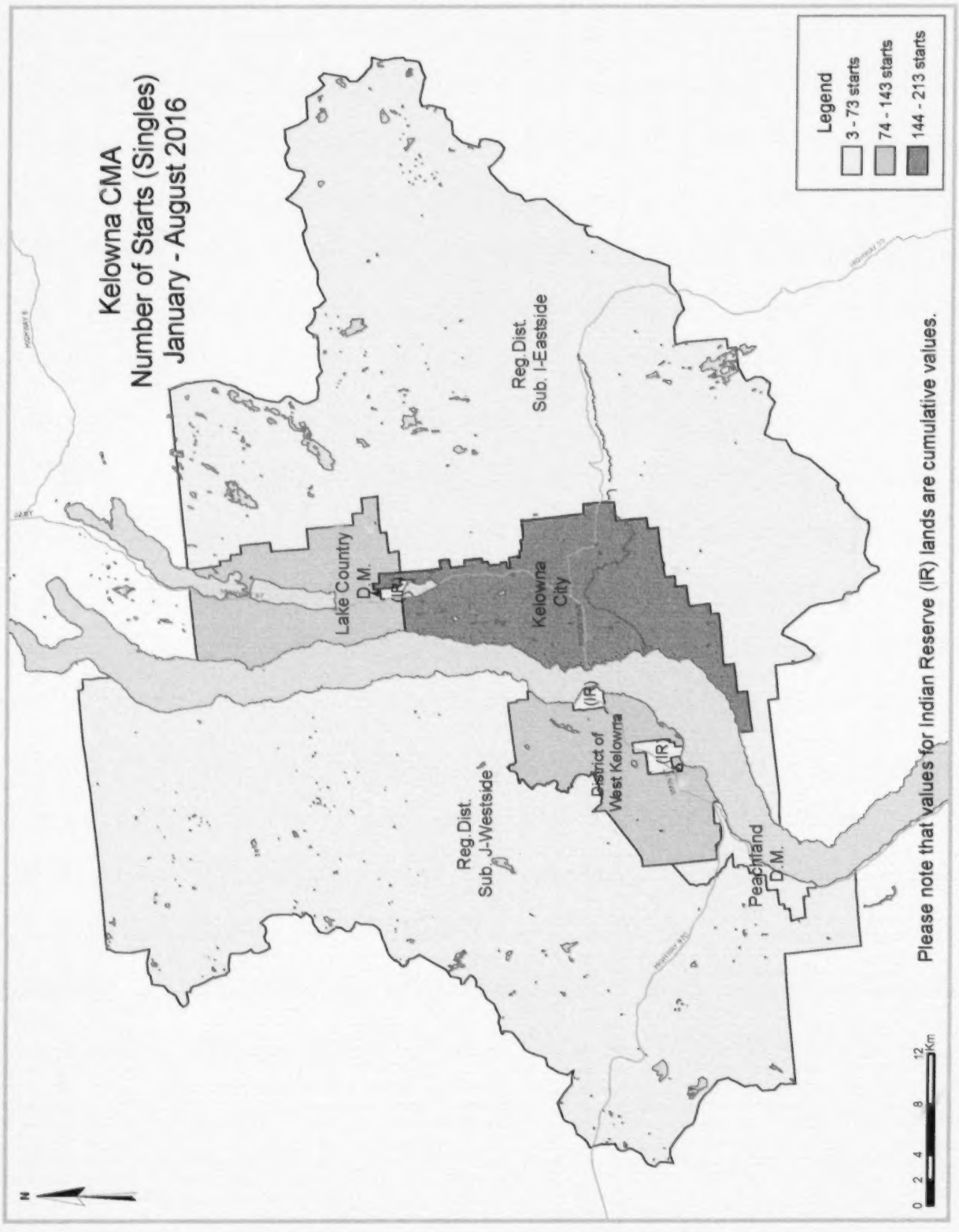
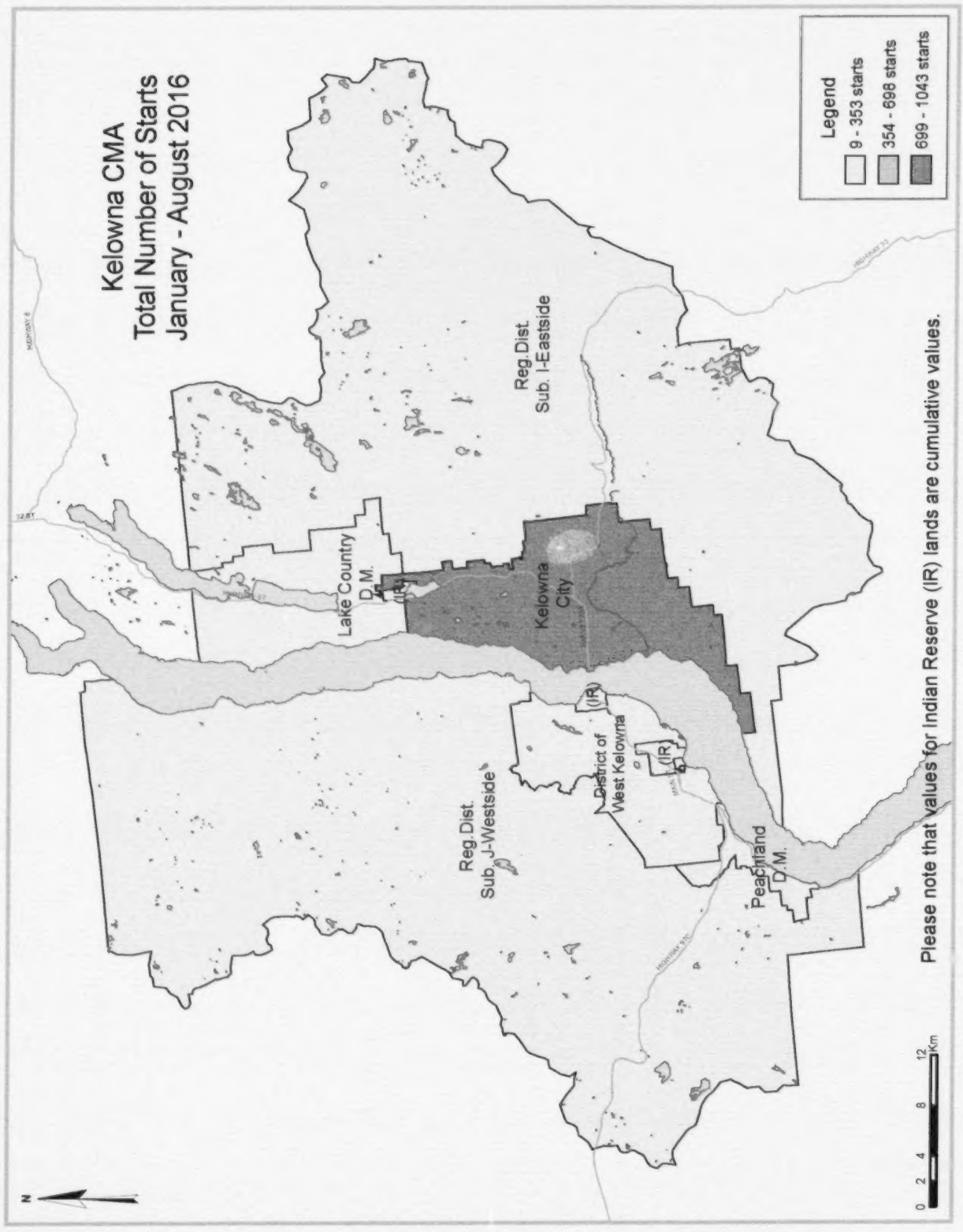

Kelowna CMA
Number of Starts (Multiples)
August 2016
Legend
No starts
2 - 38 starts
39 - 74 starts
75 - 111 starts
Reg.Dist.
Sub. I-Eastside
Lake Country
D.M.
(IR)
Kelowna
City
(IR)
District of
West Kelowna
(IR)
Reg.Dist.
Sub. J-Westside
Peachland
D.M.
Please note that values for Indian Reserve (IR) lands are cumulative values.
N
0 2 4 8 12 Km


Kelowna CMA
Number of Starts (Singles)
August 2016
Legend
No starts
1 - 16 starts
17 - 31 starts
32 - 47 starts
Reg.Dist.
Sub. I-Eastside
Lake Country
D.M.
(IR)
Kelowna
City
(IR)
District of
West Kelowna
(IR)
Reg.Dist.
Sub. J-Westside
Peachland
D.M.
Please note that values for Indian Reserve (IR) lands are cumulative values.
N
0 2 4 8 12 Km


Kelowna CMA
Total Number of Starts
August 2016
Legend
3 - 54 starts
55 - 106 starts
107 - 158 starts
Reg.Dist.
Sub. I-Eastside
Lake Country
D.M.
(IR)
Kelowna
City
(IR)
District of
West Kelowna
(IR)
Reg.Dist.
Sub. J-Westside
Peachland
D.M.
Please note that values for Indian Reserve (IR) lands are cumulative values.
N
0 2 4 8 12 Km


Kelowna CMA
Number of Starts (Multiples)
January - August 2016
Legend
No starts
6 - 280 starts
281 - 555 starts
556 - 830 starts
Reg.Dist.
Sub. I-Eastside
Lake Country
D.M.
(IR)
Kelowna
City
(IR)
District of
West Kelowna
(IR)
Reg.Dist.
Sub. J-Westside
Peachland
D.M.
Please note that values for Indian Reserve (IR) lands are cumulative values.
N
0 2 4 8 12 Km


Kelowna CMA
Number of Starts (Singles)
January - August 2016
Legend
3 - 73 starts
74 - 143 starts
144 - 213 starts
Reg.Dist.
Sub. I-Eastside
Lake Country
D.M.
(IR)
Kelowna
City
(IR)
District of
West Kelowna
(IR)
Reg.Dist.
Sub. J-Westside
Peachland
D.M.
Please note that values for Indian Reserve (IR) lands are cumulative values.
N
0 2 4 8 12 Km


Kelowna CMA
Total Number of Starts
January - August 2016
Legend
9 - 353 starts
354 - 698 starts
699 - 1043 starts
Reg.Dist.
Sub. I-Eastside
Lake Country
D.M.
(IR)
Kelowna
City
(IR)
District of
West Kelowna
(IR)
Reg.Dist.
Sub. J-Westside
Peachland
D.M.
Please note that values for Indian Reserve (IR) lands are cumulative values.
N
0 2 4 8 12 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) August 2016		
Kelowna CMA[1]	July 2016	August 2016
Trend[2]	2,304	2,082
SAAR	2,252	2,482
	August 2015	August 2016
Actual		
August - Single-Detached	56	91
August - Multiples	38	128
August - Total	94	219
January to August - Single-Detached	382	446
January to August - Multiples	442	961
January to August - Total	824	1,407

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Kelowna CMA
August 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
August 2016	80	10	0	8	48	56	3	14	219
August 2015	56	14	0	0	21	0	0	3	94
% Change	42.9	-28.6	n/a	n/a	128.6	n/a	n/a	**	133.0
Year-to-date 2016	398	46	0	24	232	241	24	442	1,407
Year-to-date 2015	368	84	0	1	137	86	13	135	824
% Change	8.2	-45.2	n/a	**	69.3	180.2	84.6	**	70.8
UNDER CONSTRUCTION									
August 2016	482	60	0	24	318	393	22	543	1,842
August 2015	460	107	0	1	213	360	36	192	1,369
% Change	4.8	-43.9	n/a	**	49.3	9.2	-38.9	182.8	34.6
COMPLETIONS									
August 2016	86	12	0	0	14	0	4	8	124
August 2015	50	10	0	0	3	0	5	11	79
% Change	72.0	20.0	n/a	n/a	**	n/a	-20.0	-27.3	57.0
Year-to-date 2016	385	72	0	0	154	168	41	121	941
Year-to-date 2015	364	66	0	39	121	0	29	58	677
% Change	5.8	9.1	n/a	-100.0	27.3	n/a	41.4	108.6	39.0
COMPLETED & NOT ABSORBED									
August 2016	67	8	0	0	21	0	n/a	n/a	96
August 2015	93	15	0	8	19	12	n/a	n/a	147
% Change	-28.0	-46.7	n/a	-100.0	10.5	-100.0	n/a	n/a	-34.7
ABSORBED									
August 2016	105	20	0	0	17	0	n/a	n/a	142
August 2015	45	7	0	0	1	0	n/a	n/a	53
% Change	133.3	185.7	n/a	n/a	**	n/a	n/a	n/a	167.9
Year-to-date 2016	402	78	0	0	174	179	n/a	n/a	833
Year-to-date 2015	338	71	0	31	112	5	n/a	n/a	557
% Change	18.9	9.9	n/a	-100.0	55.4	**	n/a	n/a	49.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Kelowna City									
August 2016	43	6	0	2	38	56	2	11	158
August 2015	35	4	0	0	14	0	0	2	55
Lake Country D.M.									
August 2016	11	2	0	0	0	0	0	1	14
August 2015	0	0	0	0	0	0	0	0	0
District of West Kelowna									
August 2016	19	0	0	6	6	0	0	2	33
August 2015	5	0	0	0	7	0	0	0	12
Peachland D.M.									
August 2016	2	0	0	0	0	0	1	0	3
August 2015	0	0	0	0	0	0	0	0	0
Reg. Dist. Sub. J - Westside									
August 2016	4	0	0	0	0	0	0	0	4
August 2015	2	0	0	0	0	0	0	1	3
Reg. Dist. Sub. I - Eastside									
August 2016	0	0	0	0	4	0	0	0	4
August 2015	1	4	0	0	0	0	0	0	5
First Nations									
August 2016	1	2	0	0	0	0	0	0	3
August 2015	13	6	0	0	0	0	0	0	19
Kelowna CMA									
August 2016	80	10	0	8	48	56	3	14	219
August 2015	56	14	0	0	21	0	0	3	94

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Kelowna City									
August 2016	235	38	0	6	217	360	18	519	1,393
August 2015	242	20	0	1	139	360	33	174	969
Lake Country D.M.									
August 2016	83	4	0	0	19	0	3	16	125
August 2015	62	10	0	0	15	0	2	15	104
District of West Kelowna									
August 2016	81	4	0	18	49	33	1	7	193
August 2015	60	2	0	0	36	0	0	2	100
Peachland D.M.									
August 2016	23	2	0	0	4	0	0	0	29
August 2015	12	4	0	0	6	0	0	0	22
Reg. Dist. Sub. J - Westside									
August 2016	33	0	0	0	0	0	0	1	34
August 2015	39	0	0	0	0	0	0	1	40
Reg. Dist. Sub. I - Eastside									
August 2016	5	2	0	0	6	0	0	0	13
August 2015	3	9	0	0	0	0	1	0	13
First Nations									
August 2016	22	10	0	0	23	0	0	0	55
August 2015	42	62	0	0	17	0	0	0	121
Kelowna CMA									
August 2016	482	60	0	24	318	393	22	543	1,842
August 2015	460	107	0	1	213	360	36	192	1,369

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Kelowna City									
August 2016	30	0	0	0	14	0	3	2	49
August 2015	25	6	0	0	3	0	5	8	47
Lake Country D.M.									
August 2016	28	4	0	0	0	0	0	5	37
August 2015	9	0	0	0	0	0	0	3	12
District of West Kelowna									
August 2016	10	2	0	0	0	0	0	1	13
August 2015	10	0	0	0	0	0	0	0	10
Peachland D.M.									
August 2016	1	0	0	0	0	0	1	0	2
August 2015	1	0	0	0	0	0	0	0	1
Reg. Dist. Sub. J - Westside									
August 2016	5	0	0	0	0	0	0	0	5
August 2015	0	0	0	0	0	0	0	0	0
Reg. Dist. Sub. I - Eastside									
August 2016	0	2	0	0	0	0	0	0	2
August 2015	0	0	0	0	0	0	0	0	0
First Nations									
August 2016	12	4	0	0	0	0	0	0	16
August 2015	5	4	0	0	0	0	0	0	9
Kelowna CMA									
August 2016	86	12	0	0	14	0	4	8	124
August 2015	50	10	0	0	3	0	5	11	79

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Kelowna CMA 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	605	118	0	1	265	86	22	183	1,280
% Change	-3.8	-11.3	n/a	-96.0	38.0	-37.7	-63.9	37.6	-2.4
2014	629	133	0	25	192	138	61	133	1,311
% Change	18.2	35.7	n/a	150.0	82.9	56.8	64.9	-7.0	29.4
2013	532	98	0	10	105	88	37	143	1,013
% Change	1.1	44.1	-100.0	n/a	-11.8	83.3	105.6	186.0	21.2
2012	526	68	7	0	119	48	18	50	836
% Change	5.0	-9.3	n/a	n/a	45.1	-50.0	-70.0	-58.3	-10.5
2011	501	75	0	0	82	96	60	120	934
% Change	-10.2	50.0	-100.0	-100.0	0.0	**	140.0	-43.4	-2.4
2010	558	50	6	12	82	12	25	212	957
% Change	50.4	150.0	n/a	0.0	-11.8	-88.7	0.0	**	45.7
2009	371	20	0	12	93	106	25	30	657
% Change	-47.5	**	n/a	-47.8	-69.3	-90.6	-28.6	-49.2	-70.9
2008	707	2	0	23	303	1,128	35	59	2,257
% Change	-32.2	n/a	n/a	-45.2	-9.0	-14.0	-22.2	96.7	-19.5
2007	1,043	0	0	42	333	1,312	45	30	2,805
% Change	1.7	n/a	n/a	27.3	-23.1	15.9	-33.8	n/a	4.2
2006	1,026	0	0	33	433	1,132	68	0	2,692

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
August 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	% Change
Black Mountain	4	6	4	0	3	0	2	1	13	7	85.7
Ellison/Joe Rich	0	1	4	4	0	0	0	0	4	5	-20.0
Glenrosa	1	1	0	0	0	0	0	0	1	1	0.0
Glenmore	19	5	0	0	5	0	4	0	28	5	**
North Glenmore	2	0	0	0	4	0	57	0	63	0	n/a
Kelowna Core Area	6	3	2	0	24	0	0	0	32	3	**
Lake Country	11	0	2	0	0	0	1	0	14	0	n/a
Lakeview Heights	10	3	0	0	0	0	1	0	11	3	**
Lower Mission	3	1	0	2	0	12	2	0	5	15	-66.7
Peachland	3	0	0	0	0	0	0	0	3	0	n/a
Rutland	3	7	2	2	0	0	1	1	6	10	-40.0
Southeast Kelowna	2	5	0	0	0	0	0	0	2	5	-60.0
Shannon Lake	9	0	0	0	0	7	1	0	10	7	42.9
Upper Mission	8	8	0	2	0	0	1	0	9	10	-10.0
Westbank	0	0	0	0	0	0	0	0	0	0	n/a
West Kelowna	5	1	2	0	4	0	0	0	11	1	**
Westside	4	2	0	0	0	0	0	1	4	3	33.3
First Nations	1	13	2	6	0	0	0	0	3	19	-84.2
Kelowna CMA	91	56	18	16	40	19	70	3	219	94	133.0

Table 2.1: Starts by Submarket and by Dwelling Type
January - August 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Black Mountain	26	35	10	0	3	0	7	11	46	46	0.0
Ellison/Joe Rich	3	3	6	8	0	0	0	0	9	11	-18.2
Glenrosa	3	1	0	0	0	0	0	0	3	1	200.0
Glenmore	60	46	6	6	25	22	11	5	102	79	29.1
North Glenmore	7	13	0	0	26	0	458	95	491	108	**
Kelowna Core Area	30	19	18	30	52	21	124	87	224	157	42.7
Lake Country	74	54	10	14	7	11	11	13	102	92	10.9
Lakeview Heights	40	14	2	2	0	3	1	0	43	19	126.3
Lower Mission	12	8	18	2	1	21	2	0	33	31	6.5
Peachland	14	6	2	6	4	4	0	0	20	16	25.0
Rutland	19	21	18	6	17	0	25	6	79	33	139.4
Southeast Kelowna	8	17	0	0	0	0	1	0	9	17	-47.1
Shannon Lake	22	21	0	0	0	11	4	0	26	32	-18.8
Upper Mission	51	52	2	4	0	0	6	2	59	58	1.7
Westbank	0	3	0	0	0	0	33	1	33	4	**
West Kelowna	23	10	4	8	28	0	0	0	55	18	**
Westside	23	21	0	0	0	0	0	1	23	22	4.5
First Nations	31	38	6	42	13	0	0	0	50	80	-37.5
Kelowna CMA	446	382	102	128	176	93	683	221	1,407	824	70.8

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
August 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015
Black Mountain	3	0	0	0	0	0	2	1
Ellison/Joe Rich	0	0	0	0	0	0	0	0
Glenrosa	0	0	0	0	0	0	0	0
Glenmore	5	0	0	0	0	0	4	0
North Glenmore	4	0	0	0	56	0	1	0
Kelowna Core Area	24	0	0	0	0	0	0	0
Lake Country	0	0	0	0	0	0	1	0
Lakeview Heights	0	0	0	0	0	0	1	0
Lower Mission	0	12	0	0	0	0	2	0
Peachland	0	0	0	0	0	0	0	0
Rutland	0	0	0	0	0	0	1	1
Southeast Kelowna	0	0	0	0	0	0	0	0
Shannon Lake	0	7	0	0	0	0	1	0
Upper Mission	0	0	0	0	0	0	1	0
Westbank	0	0	0	0	0	0	0	0
West Kelowna	4	0	0	0	0	0	0	0
Westside	0	0	0	0	0	0	0	1
First Nations	0	0	0	0	0	0	0	0
Kelowna CMA	40	19	0	0	56	0	14	3

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - August 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Black Mountain	3	0	0	0	0	0	7	11
Ellison/Joe Rich	0	0	0	0	0	0	0	0
Glenrosa	0	0	0	0	0	0	0	0
Glenmore	25	22	0	0	0	0	11	5
North Glenmore	26	0	0	0	143	86	315	9
Kelowna Core Area	52	21	0	0	42	0	82	87
Lake Country	7	11	0	0	0	0	11	13
Lakeview Heights	0	3	0	0	0	0	1	0
Lower Mission	1	21	0	0	0	0	2	0
Peachland	4	4	0	0	0	0	0	0
Rutland	17	0	0	0	23	0	2	6
Southeast Kelowna	0	0	0	0	0	0	1	0
Shannon Lake	0	11	0	0	0	0	4	0
Upper Mission	0	0	0	0	0	0	6	2
Westbank	0	0	0	0	33	0	0	1
West Kelowna	28	0	0	0	0	0	0	0
Westside	0	0	0	0	0	0	0	1
First Nations	13	0	0	0	0	0	0	0
Kelowna CMA	176	93	0	0	241	86	442	135

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
August 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015
Black Mountain	8	6	3	0	2	1	13	7
Ellison/Joe Rich	0	5	4	0	0	0	4	5
Glenrosa	1	1	0	0	0	0	1	1
Glenmore	19	5	5	0	4	0	28	5
North Glenmore	2	0	60	0	1	0	63	0
Kelowna Core Area	4	3	26	0	2	0	32	3
Lake Country	13	0	0	0	1	0	14	0
Lakeview Heights	4	3	6	0	1	0	11	3
Lower Mission	3	1	0	14	2	0	5	15
Peachland	2	0	0	0	1	0	3	0
Rutland	3	9	2	0	1	1	6	10
Southeast Kelowna	2	5	0	0	0	0	2	5
Shannon Lake	9	0	0	7	1	0	10	7
Upper Mission	8	10	0	0	1	0	9	10
Westbank	0	0	0	0	0	0	0	0
West Kelowna	5	1	6	0	0	0	11	1
Westside	4	2	0	0	0	1	4	3
First Nations	3	19	0	0	0	0	3	19
Kelowna CMA	90	70	112	21	17	3	219	94

Table 2.5: Starts by Submarket and by Intended Market
January - August 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Black Mountain	35	34	3	0	8	12	46	46
Ellison/Joe Rich	3	10	6	0	0	1	9	11
Glenrosa	3	1	0	0	0	0	3	1
Glenmore	59	43	31	28	12	8	102	79
North Glenmore	7	13	169	86	315	9	491	108
Kelowna Core Area	15	21	110	43	99	93	224	157
Lake Country	77	63	13	15	12	14	102	92
Lakeview Heights	23	16	18	3	2	0	43	19
Lower Mission	17	7	13	24	3	0	33	31
Peachland	15	10	4	6	1	0	20	16
Rutland	26	26	50	0	3	7	79	33
Southeast Kelowna	8	17	0	0	1	0	9	17
Shannon Lake	22	21	0	11	4	0	26	32
Upper Mission	49	56	4	0	6	2	59	58
Westbank	0	3	33	0	0	1	33	4
West Kelowna	25	10	30	8	0	0	55	18
Westside	23	21	0	0	0	1	23	22
First Nations	37	80	13	0	0	0	50	80
Kelowna CMA	444	452	497	224	466	148	1,407	824

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
August 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	% Change
Black Mountain	1	3	0	0	0	0	0	3	1	6	-83.3
Ellison/Joe Rich	0	0	2	0	0	0	0	0	2	0	n/a
Glenrosa	0	0	0	0	0	0	0	0	0	0	n/a
Glenmore	9	4	2	0	0	3	1	0	12	7	71.4
North Glenmore	3	4	0	0	0	0	0	2	3	6	-50.0
Kelowna Core Area	4	8	0	2	4	0	0	1	8	11	-27.3
Lake Country	28	9	4	0	0	0	5	3	37	12	**
Lakeview Heights	6	3	2	0	0	0	1	0	9	3	200.0
Lower Mission	3	0	0	0	8	0	0	0	11	0	n/a
Peachland	2	1	0	0	0	0	0	0	2	1	100.0
Rutland	1	1	0	2	0	0	0	1	1	4	-75.0
Southeast Kelowna	6	3	0	0	0	0	0	1	6	4	50.0
Shannon Lake	2	4	0	0	0	0	0	0	2	4	-50.0
Upper Mission	6	7	0	2	0	0	1	0	7	9	-22.2
Westbank	0	2	0	0	0	0	0	0	0	2	-100.0
West Kelowna	2	1	0	0	0	0	0	0	2	1	100.0
Westside	5	0	0	0	0	0	0	0	5	0	n/a
First Nations	12	5	4	4	0	0	0	0	16	9	77.8
Kelowna CMA	90	55	14	10	12	3	8	11	124	79	57.0

Table 3.1: Completions by Submarket and by Dwelling Type
January - August 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Black Mountain	26	25	2	4	0	14	11	5	39	48	-18.8
Ellison/Joe Rich	2	3	10	4	0	0	0	0	12	7	71.4
Glenrosa	0	3	0	0	0	0	0	1	0	4	-100.0
Glenmore	36	36	8	10	16	11	4	6	64	63	1.6
North Glenmore	9	23	0	4	0	0	100	17	109	44	147.7
Kelowna Core Area	27	33	22	28	58	8	147	6	254	75	**
Lake Country	84	56	16	0	12	8	12	9	124	73	69.9
Lakeview Heights	23	50	2	2	0	0	3	1	28	53	-47.2
Lower Mission	11	16	2	2	21	33	0	3	34	54	-37.0
Peachland	8	15	2	0	4	16	0	0	14	31	-54.8
Rutland	27	10	4	8	0	0	5	4	36	22	63.6
Southeast Kelowna	14	25	0	0	0	0	0	2	14	27	-48.1
Shannon Lake	15	22	0	0	23	0	1	2	39	24	62.5
Upper Mission	46	53	6	2	0	7	3	2	55	64	-14.1
Westbank	2	5	0	0	0	0	1	0	3	5	-40.0
West Kelowna	12	19	2	0	8	0	1	0	23	19	21.1
Westside	22	18	0	0	0	0	1	0	23	18	27.8
First Nations	42	20	28	26	0	0	0	0	70	46	52.2
Kelowna CMA	406	432	104	90	142	97	289	58	941	677	39.0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
August 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015
Black Mountain	0	0	0	0	0	0	0	3
Ellison/Joe Rich	0	0	0	0	0	0	0	0
Glenrosa	0	0	0	0	0	0	0	0
Glenmore	0	3	0	0	0	0	1	0
North Glenmore	0	0	0	0	0	0	0	2
Kelowna Core Area	4	0	0	0	0	0	0	1
Lake Country	0	0	0	0	0	0	5	3
Lakeview Heights	0	0	0	0	0	0	1	0
Lower Mission	8	0	0	0	0	0	0	0
Peachland	0	0	0	0	0	0	0	0
Rutland	0	0	0	0	0	0	0	1
Southeast Kelowna	0	0	0	0	0	0	0	1
Shannon Lake	0	0	0	0	0	0	0	0
Upper Mission	0	0	0	0	0	0	1	0
Westbank	0	0	0	0	0	0	0	0
West Kelowna	0	0	0	0	0	0	0	0
Westside	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Kelowna CMA	12	3	0	0	0	0	8	11

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - August 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Black Mountain	0	14	0	0	0	0	11	5
Ellison/Joe Rich	0	0	0	0	0	0	0	0
Glenrosa	0	0	0	0	0	0	0	1
Glenmore	16	11	0	0	0	0	4	6
North Glenmore	0	0	0	0	96	0	4	17
Kelowna Core Area	38	8	20	0	72	0	75	6
Lake Country	12	8	0	0	0	0	12	9
Lakeview Heights	0	0	0	0	0	0	3	1
Lower Mission	21	33	0	0	0	0	0	3
Peachland	4	16	0	0	0	0	0	0
Rutland	0	0	0	0	0	0	5	4
Southeast Kelowna	0	0	0	0	0	0	0	2
Shannon Lake	23	0	0	0	0	0	1	2
Upper Mission	0	7	0	0	0	0	3	2
Westbank	0	0	0	0	0	0	1	0
West Kelowna	8	0	0	0	0	0	1	0
Westside	0	0	0	0	0	0	1	0
First Nations	0	0	0	0	0	0	0	0
Kelowna CMA	122	97	20	0	168	0	121	58

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
August 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015
Black Mountain	1	3	0	0	0	3	1	6
Ellison/Joe Rich	2	0	0	0	0	0	2	0
Glenrosa	0	0	0	0	0	0	0	0
Glenmore	8	4	2	3	2	0	12	7
North Glenmore	3	4	0	0	0	2	3	6
Kelowna Core Area	2	6	4	0	2	5	8	11
Lake Country	32	9	0	0	5	3	37	12
Lakeview Heights	8	3	0	0	1	0	9	3
Lower Mission	3	0	8	0	0	0	11	0
Peachland	1	1	0	0	1	0	2	1
Rutland	1	3	0	0	0	1	1	4
Southeast Kelowna	6	2	0	0	0	2	6	4
Shannon Lake	2	4	0	0	0	0	2	4
Upper Mission	6	9	0	0	1	0	7	9
Westbank	0	2	0	0	0	0	0	2
West Kelowna	2	1	0	0	0	0	2	1
Westside	5	0	0	0	0	0	5	0
First Nations	16	9	0	0	0	0	16	9
Kelowna CMA	98	60	14	3	12	16	124	79

Table 3.5: Completions by Submarket and by Intended Market
January - August 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Black Mountain	27	29	0	14	12	5	39	48
Ellison/Joe Rich	12	7	0	0	0	0	12	7
Glenrosa	0	2	0	0	0	2	0	4
Glenmore	34	42	24	11	6	10	64	63
North Glenmore	9	27	96	0	4	17	109	44
Kelowna Core Area	18	21	128	30	108	24	254	75
Lake Country	97	56	14	8	13	9	124	73
Lakeview Heights	25	17	0	35	3	1	28	53
Lower Mission	10	11	23	39	1	4	34	54
Peachland	9	15	4	16	1	0	14	31
Rutland	29	16	0	0	7	6	36	22
Southeast Kelowna	14	24	0	0	0	3	14	27
Shannon Lake	15	22	23	0	1	2	39	24
Upper Mission	52	53	0	7	3	4	55	64
Westbank	2	5	0	0	1	0	3	5
West Kelowna	12	19	10	0	1	0	23	19
Westside	22	18	0	0	1	0	23	18
First Nations	70	46	0	0	0	0	70	46
Kelowna CMA	457	430	322	160	162	87	941	677

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $599,999		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Black Mountain													
August 2016	0	0.0	0	0.0	2	66.7	1	33.3	0	0.0	3	-	-
August 2015	0	0.0	1	33.3	1	33.3	1	33.3	0	0.0	3	-	-
Year-to-date 2016	1	3.6	4	14.3	20	71.4	3	10.7	0	0.0	28	-	707,129
Year-to-date 2015	6	31.6	5	26.3	6	31.6	2	10.5	0	0.0	19	-	604,940
Ellison/Joe Rich													
August 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
August 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	2	-	-
Year-to-date 2015	0	0.0	2	66.7	1	33.3	0	0.0	0	0.0	3	-	-
Glenrosa													
August 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
August 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Glenmore													
August 2016	0	0.0	1	11.1	4	44.4	1	11.1	3	33.3	9	-	1,231,625
August 2015	1	50.0	0	0.0	0	0.0	0	0.0	1	50.0	2	-	-
Year-to-date 2016	0	0.0	2	5.3	17	44.7	8	21.1	11	28.9	38	-	1,099,206
Year-to-date 2015	4	15.4	5	19.2	6	23.1	2	7.7	9	34.6	26	-	1,639,117
North Glenmore													
August 2016	1	33.3	0	0.0	0	0.0	1	33.3	1	33.3	3	-	-
August 2015	0	0.0	2	66.7	0	0.0	0	0.0	1	33.3	3	-	-
Year-to-date 2016	2	22.2	2	22.2	2	22.2	2	22.2	1	11.1	9	-	-
Year-to-date 2015	7	33.3	11	52.4	2	9.5	0	0.0	1	4.8	21	-	521,329
Kelowna Core Area													
August 2016	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	-	-
August 2015	1	25.0	1	25.0	0	0.0	1	25.0	1	25.0	4	-	-
Year-to-date 2016	2	15.4	3	23.1	1	7.7	6	46.2	1	7.7	13	-	879,250
Year-to-date 2015	4	22.2	7	38.9	1	5.6	3	16.7	3	16.7	18	-	-
Lake Country													
August 2016	1	3.4	7	24.1	13	44.8	6	20.7	2	6.9	29	660,000	694,661
August 2015	1	12.5	5	62.5	1	12.5	0	0.0	1	12.5	8	-	542,129
Year-to-date 2016	6	7.0	38	44.2	24	27.9	11	12.8	7	8.1	86	617,500	675,705
Year-to-date 2015	13	24.1	21	38.9	15	27.8	2	3.7	3	5.6	54	550,000	604,121
Lakeview Heights													
August 2016	0	0.0	0	0.0	2	25.0	4	50.0	2	25.0	8	-	977,875
August 2015	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
Year-to-date 2016	0	0.0	0	0.0	4	17.4	13	56.5	6	26.1	23	-	907,810
Year-to-date 2015	9	20.9	8	18.6	13	30.2	9	20.9	4	9.3	43	637,500	638,473
Lower Mission													
August 2016	0	0.0	1	33.3	0	0.0	1	33.3	1	33.3	3	-	-
August 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	2	20.0	2	20.0	2	20.0	4	40.0	10	-	-
Year-to-date 2015	3	17.6	6	35.3	5	29.4	2	11.8	1	5.9	17	-	875,640

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $599,999		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peachland													
August 2016	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	-	-
August 2015	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	0	0.0	5	50.0	3	30.0	2	20.0	0	0.0	10	-	-
Year-to-date 2015	4	28.6	3	21.4	6	42.9	1	7.1	0	0.0	14	-	593,341
Rutland													
August 2016	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
August 2015	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	17	65.4	7	26.9	0	0.0	1	3.8	1	3.8	26	-	440,959
Year-to-date 2015	2	28.6	3	42.9	1	14.3	1	14.3	0	0.0	7	-	-
Southeast Kelowna													
August 2016	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	-	2,021,800
August 2015	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	-	-
Year-to-date 2016	1	9.1	0	0.0	2	18.2	0	0.0	8	72.7	11	-	2,021,800
Year-to-date 2015	0	0.0	0	0.0	13	56.5	5	21.7	5	21.7	23	-	664,286
Shannon Lake													
August 2016	1	11.1	4	44.4	2	22.2	2	22.2	0	0.0	9	-	623,699
August 2015	0	0.0	2	66.7	1	33.3	0	0.0	0	0.0	3	-	-
Year-to-date 2016	5	26.3	7	36.8	5	26.3	2	10.5	0	0.0	19	-	623,699
Year-to-date 2015	3	18.8	10	62.5	3	18.8	0	0.0	0	0.0	16	-	547,986
Upper Mission													
August 2016	0	0.0	0	0.0	0	0.0	4	66.7	2	33.3	6	-	1,051,633
August 2015	0	0.0	0	0.0	2	40.0	1	20.0	2	40.0	5	-	1,421,000
Year-to-date 2016	0	0.0	7	16.3	10	23.3	20	46.5	6	14.0	43	-	831,596
Year-to-date 2015	0	0.0	9	18.4	18	36.7	13	26.5	9	18.4	49	725,000	870,880
Westbank													
August 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
August 2015	1	50.0	0	0.0	0	0.0	0	0.0	1	50.0	2	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Year-to-date 2015	2	40.0	2	40.0	0	0.0	0	0.0	1	20.0	5	-	-
West Kelowna													
August 2016	1	33.3	1	33.3	1	33.3	0	0.0	0	0.0	3	-	-
August 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	3	17.6	3	17.6	8	47.1	0	0.0	3	17.6	17	-	737,860
Year-to-date 2015	6	40.0	4	26.7	4	26.7	1	6.7	0	0.0	15	-	588,671
Westside													
August 2016	8	100.0	0	0.0	0	0.0	0	0.0	0	0.0	8	-	284,988
August 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	22	91.7	0	0.0	1	4.2	1	4.2	0	0.0	24	-	317,224
Year-to-date 2015	17	94.4	0	0.0	1	5.6	0	0.0	0	0.0	18	-	366,850
First Nations													
August 2016	9	75.0	1	8.3	2	16.7	0	0.0	0	0.0	12	-	454,550
August 2015	3	37.5	3	37.5	2	25.0	0	0.0	0	0.0	8	-	625,400
Year-to-date 2016	37	90.2	2	4.9	2	4.9	0	0.0	0	0.0	41	-	382,212
Year-to-date 2015	10	52.6	5	26.3	4	21.1	0	0.0	0	0.0	19	-	535,089

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units August 2016						
Submarket	Aug 2016	Aug 2015	% Change	YTD 2016	YTD 2015	% Change
Black Mountain	-	-	n/a	707,129	604,940	16.9
Ellison/Joe Rich	-	-	n/a	-	-	n/a
Glenrosa	-	-	n/a	-	-	n/a
Glenmore	1,231,625	-	n/a	1,099,206	1,639,117	-32.9
North Glenmore	-	-	n/a	-	521,329	n/a
Kelowna Core Area	-	-	n/a	879,250	-	n/a
Lake Country	694,661	542,129	28.1	675,705	604,121	11.8
Lakeview Heights	977,875	-	n/a	907,810	638,473	42.2
Lower Mission	-	-	n/a	-	875,640	n/a
Peachland	-	-	n/a	-	593,341	n/a
Rutland	-	-	n/a	440,959	-	n/a
Southeast Kelowna	2,021,800	-	n/a	2,021,800	664,286	204.4
Shannon Lake	623,699	-	n/a	623,699	547,986	13.8
Upper Mission	1,051,633	1,421,000	-26.0	831,596	870,880	-4.5
Westbank	-	-	n/a	-	-	n/a
West Kelowna	-	-	n/a	737,860	588,671	25.3
Westside	284,988	-	n/a	317,224	366,850	-13.5
First Nations	454,550	625,400	-27.3	382,212	535,089	-28.6
Kelowna CMA	785,577	932,566	-15.8	726,227	710,482	2.2

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Kelowna

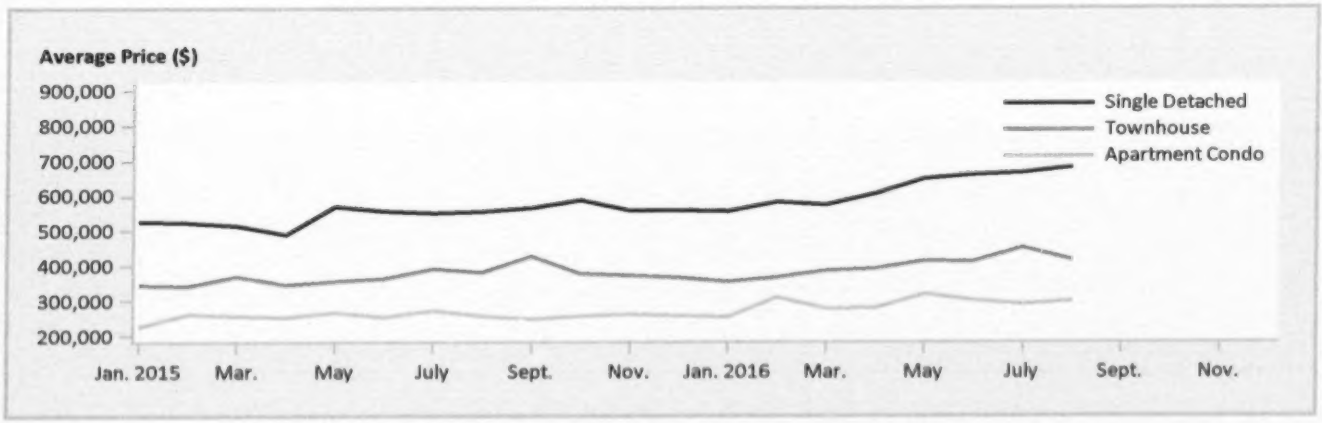


Figure 5.2: MLS® Residential Sales for Kelowna

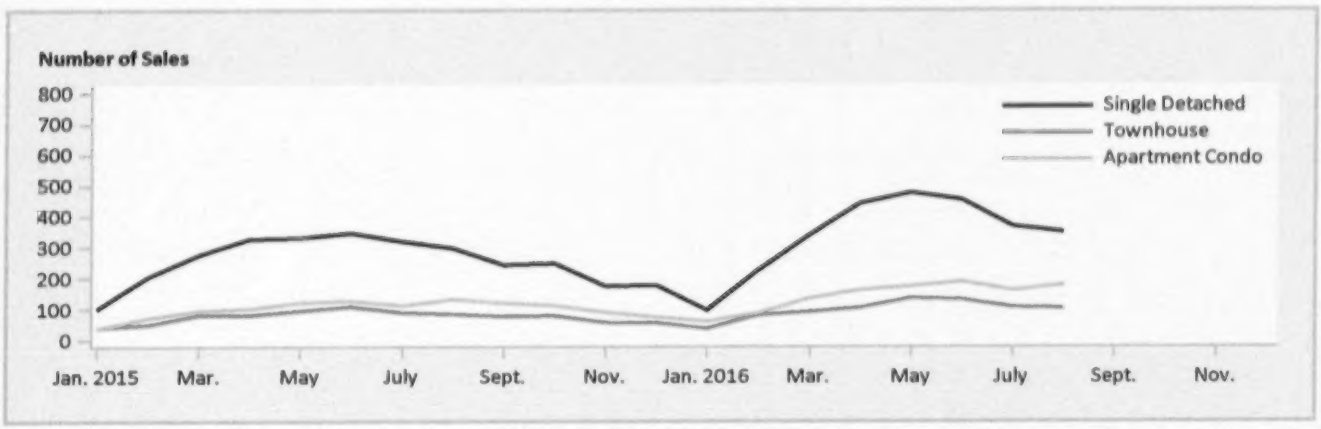
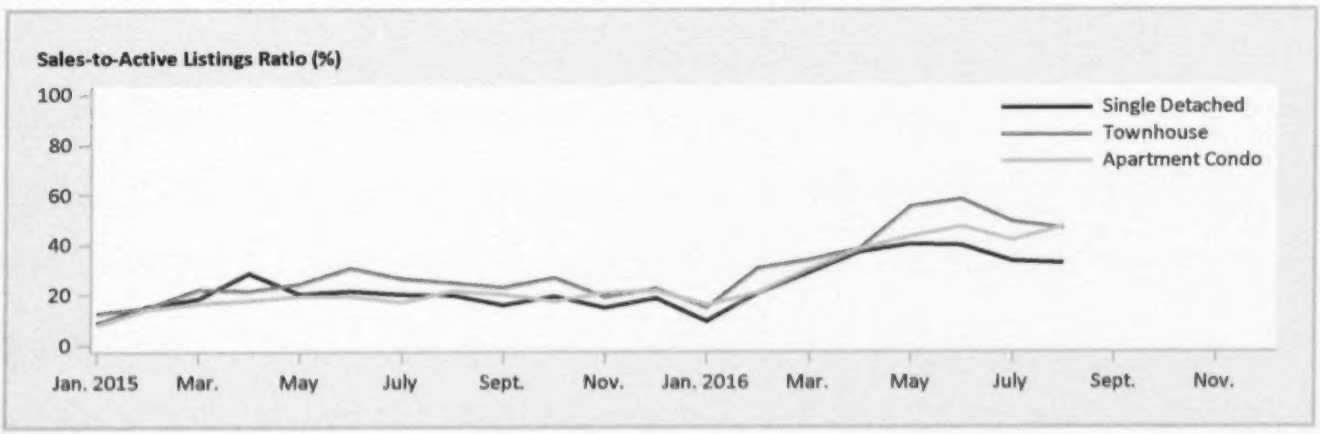


Figure 5.3: MLS® Residential Sales- to- Active Listings Ratio for Kelowna



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: Okanagan Mainline Real Estate Board (OMREB)
Note: Based on boundaries of the OMREB - Central Okanagan.

Table 6: Economic Indicators
August 2016

		Interest Rates			NHPI, Total, 2007=100 (B.C.)	CPI, 2002 =100 (B.C.)	Kelowna Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	94.4	118.0	93.4	3.0	63.7	900
	February	567	2.89	4.74	94.4	118.9	93.7	3.3	64.2	904
	March	567	2.89	4.74	94.4	119.8	92.4	4.0	63.5	909
	April	561	2.89	4.64	94.9	119.6	92.0	4.1	63.3	916
	May	561	2.89	4.64	94.9	120.6	92.5	3.9	63.4	919
	June	561	2.89	4.64	95.1	120.7	93.8	4.6	64.7	917
	July	561	2.89	4.64	95.4	120.8	95.2	5.2	65.9	909
	August	561	2.89	4.64	95.5	121.0	93.1	6.5	65.3	913
	September	561	2.89	4.64	95.8	121.0	91.3	6.6	64.0	918
	October	561	2.89	4.64	96.1	120.6	88.7	6.9	62.3	918
	November	561	3.14	4.64	96.5	120.8	90.3	6.0	62.7	915
	December	561	3.14	4.64	96.7	120.4	90.9	6.8	63.5	913
2016	January	561	3.14	4.64	97.1	120.7	91.3	7.6	64.3	919
	February	561	3.14	4.64	97.9	120.8	90.1	8.1	63.6	920
	March	561	3.14	4.64	98.2	121.8	90.4	8.3	63.9	918
	April	561	3.14	4.64	98.5	121.8	91.0	8.1	64.1	914
	May	561	3.14	4.64	99.5	122.7	90.6	8.2	63.8	915
	June	561	3.14	4.64	99.9	123.1	90.9	7.5	63.3	920
	July	567	3.14	4.74	100.5	123.3	89.3	7.4	62.0	921
	August	567	3.14	4.74		123.4	89.1	7.4	61.6	923
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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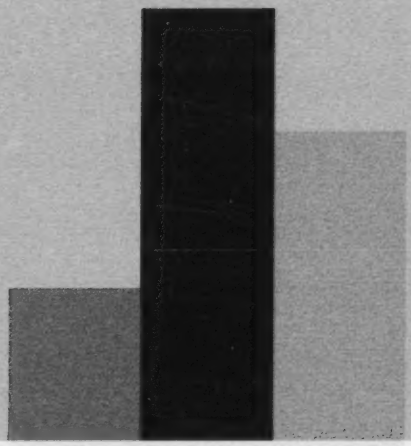

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